

# Agenda

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## East Area Planning Committee

Date: **Tuesday 6 November 2012**

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Time: **6.00 pm**

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Place: **Oxford Town Hall**

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For any further information please contact:

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If you would like help to understand this document please call Sarah Claridge, Democratic Services Officer on email [sclaridge@oxford.gov.uk](mailto:sclaridge@oxford.gov.uk) in advance of the meeting.

# East Area Planning Committee

## Membership

<b>Chair</b>	<b>Councillor Roy Darke</b>	Headington Hill and Northway;
<b>Vice-Chair</b>	<b>Councillor David Rundle</b>	Headington;
	<b>Councillor Mohammed Altaf-Khan</b>	Headington Hill and Northway;
	<b>Councillor Mary Clarkson</b>	Marston;
	<b>Councillor Van Coulter</b>	Barton and Sandhills;
	<b>Councillor Steven Curran</b>	Northfield Brook;
	<b>Councillor Sam Hollick</b>	Holywell;
	<b>Councillor Ben Lloyd-Shogbesan</b>	Lye Valley;
	<b>Councillor Dee Sinclair</b>	Quarry and Risinghurst;

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# AGENDA

## Pages

**1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

**2 DECLARATIONS OF INTEREST**

Members are asked to declare any disclosable pecuniary interests they may have in any of the following agenda items. Guidance on this is set out at the end of these agenda pages.

**3 OXFORD HERITAGE ASSETS REGISTER: CRITERIA AND PROCESS**

1 - 32

The Head of City Development has submitted a report on the proposed Heritage Assets Register for Oxford.

**Officer Recommendations**

1. The Committee's comments on the proposed register, the criteria and process of compiling the list are invited.
2. To recommend any amendments
3. To endorse the proposal for a Heritage Assets Register for Oxford and to recommend that the City Executive Board adopt the proposed criteria and selection process (with or without recommended changes).

**4 ROYAL MAIL, BEAUMONT HOUSE, SANDY LANE WEST  
12/02219/FUL**

33 - 40

The Head of City Development has submitted a report which details a planning application for a change of use from class B1 (office) to class D1 (radiotherapy centre). Enclosure of existing external staircase and new reception/lobby area.

**Officer Recommendation:** That the Committee APPROVE the application subject to the conditions listed in the report.

**5 31 CHURCH LANE 12/02159/FUL**

41 - 52

The Head of City Development has submitted a report which details a planning application to demolish the existing dwelling and erect 3 x detached dwellings (class C3). Provision of private amenity space and car parking. Formation of new vehicular access. (Amended plans)

**Officer Recommendation** That the Committee APPROVE the application

subject to the conditions listed in the report.

**6 29 OLD HIGH STREET: 12/01765/FUL & 12/01766/CAC**

53 - 64

The Head of City Development has submitted a report which details a planning application for the:

1. Partial demolition of existing house and demolition of existing garages and outbuildings. Erection of two storey side and rear extension. Provision of new access, car parking and turning area. Rebuilding of stone boundary wall fronting Old High Street. (Amended plans)
2. Partial demolition of existing house, boundary wall and demolition of existing garages and outbuildings

**Officer Recommendation:** That the Committee REFUSE the application on the grounds listed in the report.

**7 14 MORTIMER DRIVE 12-02385-FUL**

65 - 72

The Head of City Development has submitted a report which details a planning application for the erection of single storey bungalow with pitched roof.

**Officer Recommendation:** That the Committee APPROVE the planning application subject to the conditions listed in the report.

**8 WARNEFORD HOSPITAL 12-02082-VAR**

73 - 82

The Head of City Development has submitted a report which details a planning application to remove condition 16 so that the existing Highfield Unit can be retained and used as decant ward whilst existing hospital wards are refurbished, and its associated car park retained for use by Trust staff and ambulances and vary condition 7 to allow Trust staff and ambulances to use entrance from Warneford Lane of planning permission 09/02309/FUL. (Amended plans)

**Officer Recommendation:** That the Committee APPROVE the application subject to the conditions listed in the report.

**9 COLTHORN FARM 12/01860/FUL**

83 - 96

The Head of City Development has submitted a report which details a planning application to erect a 2 storey 5 bed dwelling with games room/studio

**Officer Recommendation:** That the Committee APPROVE the application subject to the conditions listed in the report.

**10 392 LONDON ROAD 12/02103/FUL**

97 - 104

The Head of City Development has submitted a report which details a planning application for an extension for a part single storey, part two storey, side and rear extensions, including side roof extension. Erection of detached garage.

Officer recommendation That the Committee APPROVE the application subject to the conditions listed in the report.

**11 188 HEADLEY WAY 12/02269/FUL**

105 - 110

The Head of City Development has submitted a report which details a planning application for the demolition of a conservatory, and erection of a single storey rear extension.

**Officer Recommendation** That the Committee APPROVE the application subject to the conditions listed in the report.

**12 PLANNING APPEALS**

111 - 114

To receive information on planning appeals received and determined during September 2012

The Committee is asked to note this information.

**13 MINUTES**

115 - 120

Minutes of 9 October 2012

**Recommendation:** The Committee notes the minutes of 9 October 2012 as a true and accurate record.

**14 FORTHCOMING PLANNING APPLICATIONS**

The Committee is to note the following forthcoming planning applications:

12/01106/FUL – Cotuit Hall, Pullens Lane - Erection of 3 new buildings on 3 floors plus basement to provide teaching, residential and ancillary accommodation, together with underground common room to frontage. Refurbishment of existing Marcus and Brewer buildings, including alteration to existing elevations. Provision of new pedestrian footpath from Pullens Lane. MP

12/01107/CAC – Cotuit Hall, Pullens Lane - Demolition of existing upper and middle blocks of accommodation. MP

12/02072/OUT - University of Oxford Old Road Campus, Roosevelt Drive - Demolition of existing buildings on application site. Outline planning application (fixing details of access) for the erection of 48,000sqm of class D1 research floorspace and ancillary facilities on 2 to 5 storeys over 5 building plots as an extension to University of Oxford Old Road Campus. Provision of 459 car parking spaces, cycle parking, hard and soft landscaping and

boundary treatment MH

11/03107/FUL – Hawkwell House Hotel, Church Way - Refurbishment of hotel by: (i) conversion of conference room to additional 11 bedrooms; (ii) extension to dining room by infilling courtyard and fitting new glazed roof; (iii) re-laying and extending service road and parking area; (iv) excavation and construction of gabion cage, retaining structure and walkways; and (v) fitting of patio doors and external screens. AMD (currently invalid)

12/02285/FUL 18 Cowley Road, Littlemore - Conversion of existing restaurant to provide an additional 1x2 bed flat, erection of a 1x2 bed dwelling and 1x3 bed dwelling with associated parking (amended plans) AFP

12/02488/FUL – 9 Rupert Road - Erection of part single storey and part two storey rear extension and single storey side extension.

## **15 DATES OF FUTURE MEETINGS**

The Committee is to note the following future meeting dates:

Tuesday 4 December 2012 (and Thursday, 6 December 2012 if necessary)

Tuesday 8<sup>th</sup> January 2013 (and Thursday 10<sup>th</sup> January if necessary)

Tuesday 5<sup>th</sup> February 2013 (and Tuesday 12<sup>th</sup> February if necessary)

Tuesday 5<sup>th</sup> March 2013 (and Thursday 7<sup>th</sup> March if necessary)

Tuesday 16<sup>th</sup> April 2013 (and Tuesday 23<sup>rd</sup> April if necessary)

## **DECLARING INTERESTS**

### **General duty**

You must declare any disclosable pecuniary interests when the meeting reaches the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you.

### **What is a disclosable pecuniary interest?**

Disclosable pecuniary interests relate to your\* employment; sponsorship (ie payment for expenses incurred by you in carrying out your duties as a councillor or towards your election expenses); contracts; land in the Council's area; licenses for land in the Council's area; corporate tenancies; and securities. These declarations must be recorded in each councillor's Register of Interests which is publicly available on the Council's website.

### **Declaring an interest**

Where any matter disclosed in your Register of Interests is being considered at a meeting, you must declare that you have an interest. You should also disclose the nature as well as the existence of the interest.

If you have a disclosable pecuniary interest, after having declared it at the meeting you must not participate in discussion or voting on the item and must withdraw from the meeting whilst the matter is discussed.

### **Members' Code of Conduct and public perception**

Even if you do not have a disclosable pecuniary interest in a matter, the Members' Code of Conduct says that a member "must serve only the public interest and must never improperly confer an advantage or disadvantage on any person including yourself" and that "you must not place yourself in situations where your honesty and integrity may be questioned". What this means is that the matter of interests must be viewed within the context of the Code as a whole and regard should continue to be paid to the perception of the public.

\*Disclosable pecuniary interests that must be declared are not only those of the member her or himself but also those member's spouse, civil partner or person they are living with as husband or wife or as if they were civil partners..

## **CODE OF PRACTICE FOR DEALING WITH PLANNING APPLICATIONS AT AREA PLANNING COMMITTEES AND PLANNING REVIEW COMMITTEE**

Planning controls the development and use of land in the public interest. Applications must be determined in accordance with the Council's adopted policies, unless material planning considerations indicate otherwise. The Committee must be conducted in an orderly, fair and impartial manner.

The following minimum standards of practice will be followed. A full Planning Code of Practice is contained in the Council's Constitution.

1. All Members will have pre-read the officers' report. Members are also encouraged to view any supporting material and to visit the site if they feel that would be helpful
2. At the meeting the Chair will draw attention to this code of practice. The Chair will also explain who is entitled to vote.
3. The sequence for each application discussed at Committee shall be as follows:-
  - (a) the Planning Officer will introduce it with a short presentation;
  - (b) any objectors may speak for up to 5 minutes in total;
  - (c) any supporters may speak for up to 5 minutes in total;

(Speaking times may be extended by the Chair, provided that equal time is given to both sides. Any non-voting City Councillors and/or Parish and County Councillors who may wish to speak for or against the application will have to do so as part of the two 5-minute slots mentioned above;

  - (d) voting members of the Committee may raise questions (which shall be directed via the Chair to the lead officer presenting the application, who may pass them to other relevant Officer/s and/or other speaker/s); and
  - (e) voting members will debate and determine the application.
4. Members of the public wishing to speak must send an e-mail to [planningcommittee@oxford.gov.uk](mailto:planningcommittee@oxford.gov.uk) before 10.00 am on the day of the meeting giving details of your name, the application/agenda item you wish to speak on and whether you are objecting to or supporting the application (or complete a 'Planning Speakers' form obtainable at the meeting and hand it to the Democratic Services Officer or the Chair at the beginning of the meeting)
5. All representations should be heard in silence and without interruption. The Chair will not permit disruptive behaviour. Members of the public are reminded that if the meeting is not allowed to proceed in an orderly manner then the Chair will withdraw the opportunity to address the Committee. The Committee is a meeting held in public, not a public meeting,
6. Members should not:-
  - (a) rely on considerations which are not material planning considerations in law;
  - (b) question the personal integrity or professionalism of officers in public;
  - (c) proceed to a vote if minded to determine an application against officer's recommendation until the reasons for that decision have been formulated; and
  - (d) seek to re-design, or negotiate amendments to, an application. The Committee must determine applications as they stand and may impose appropriate conditions.